

CANFORD PADDOCK

POOLE

EXPERIENCE

— THE DAVID WILSON DIFFERENCE —

At David Wilson Homes we have been building quality homes across the UK for over 40 years. Our reputation is founded on our commitment to provide traditional homes in desirable locations built to a superb specification.

We* are delighted to have received over 90% homeowner recommendation since 2010. This Home Builders Federation accolade, recognises our commitment to bring you beautiful new homes.

Our collection of beautiful homes offer a range of spacious bedroom designs, located in highly desirable locations.

We would encourage you to come and experience the David Wilson Difference and we look forward to seeing you at one of our many developments.



DAVID WILSON HOMES

WHERE QUALITY LIVES

CANFORD PADDOCK

MAGNA ROAD, WIMBORNE, POOLE BH21 3AP



Welcome to Canford Paddock, a collection of 2, 3 and 4 bedroom homes in the village of Canford Magna, Wimborne.

A historic village just south of the River Stour, Canford Magna has a traditional community feel with plenty of surrounding countryside and picturesque river walks. The village borders market town Wimborne Minster, which is full of character and a renowned regular 'In Bloom' award winner.

Beyond the pretty courtyards of Wimborne Minster you'll find the bustling indoor market, which dates back to 1860 and is now one of the biggest in the South – home to unique antiques and organic fresh fruit and produce.

There are a host of independent stores and high street brands to choose from on the Square, with local coffee houses overlooking the centre of town. Both Canford Magna and Wimborne Minster have a wide choice of local supermarkets, and also include pubs and eateries offering locally sourced foods.

You will find several fully equipped health clubs just a short drive away in bordering Broadstone and Kinson, as well as the Knighton Heath Golf club within walking distance.

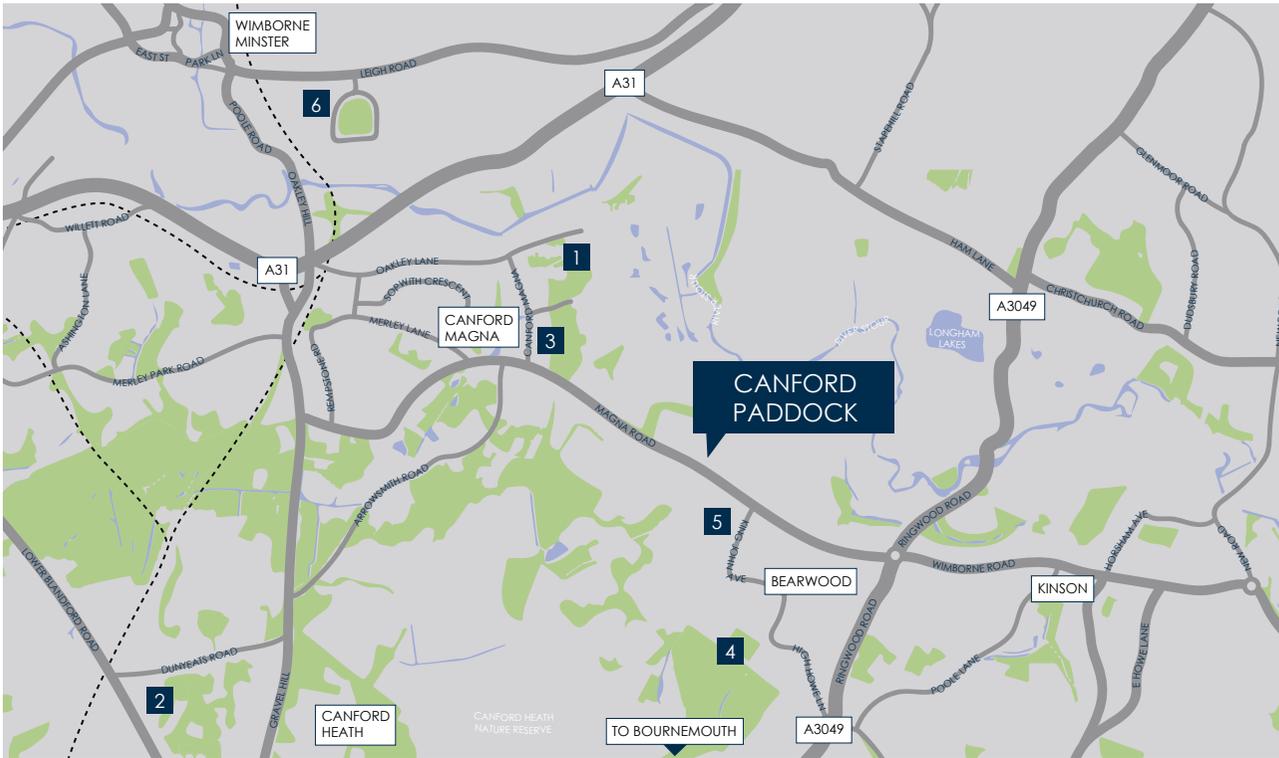
Canford Paddock has excellent transport links to nearby Bournemouth and Poole, and connects to the rest of the South from the A31 and M27.



DAVID WILSON HOMES

WHERE QUALITY LIVES

LOCAL AMENITIES



1 Canford School

3 Canford Squash Club

5 Bearwood Primary School

2 M&S Foodhall

4 Knighton Heath Golf Club

6 Wimborne Market

LOCAL SCHOOLS

Bearwood Primary and Nursery School	0.9 miles
Canford School	1.7 miles
Kinson Primary School	2.2 miles
Bournemouth University	4.8 miles
Bluestone College	5.3 miles

HEALTH

Bearwood Medical Practice	1.1 miles
The Merley Practice	1.3 miles
Bear Cross Dental Practice	1.4 miles
Lloyds Pharmacy	2.2 miles

SHOPPING

The Co-operative Food	1.2 miles
Bearwood Post Office	1.2 miles
Tesco Superstore	2.3 miles
Waitrose & Partners	2.9 miles
M&S Foodhall	3.6 miles

LEISURE

Canford Magna Garden Centre	0.1 miles
Canford Sports Centre	1.5 miles
Fenners Park	1.5 miles
Butchers Coppice Activity Centre	1.7 miles
Broadstone Cricket Club	3.1 miles

FROM CANFORD PADDOCK

Canford Magna Village	1.0 mile
Wimborne Minster	3.1 miles
Bournemouth	4.4 miles
Bournemouth Airport	6.2 miles
New Forest National Park	11.0 miles

WE'RE HELPING TO MAKE YOUR HOME MORE

ENERGY-EFFICIENT

We create low-carbon and efficient homes that are designed and built for better living and meet the challenges of the future.

THE BENEFITS OF A SUSTAINABLE, ENERGY-EFFICIENT NEW HOME



Highly-efficient insulation could mean lower heating costs



Argon-filled double-glazing as standard, letting heat in and keeping cold out



Save more than **£3,100** per year on energy bills

ENERGY-EFFICIENCY AS STANDARD



Clever design cuts water use by up to **26%** per day per person



Up to **63%** more energy-efficient



Advanced systems and smart technologies in all our homes

CANFORD PADDOCK

POOLE

Barons Road, Canford, Poole BH11 9FA

- The Wilford 2 bedroom home
- The Wincham 2 bedroom home
- The Archford 3 bedroom home
- The Hadley 3 bedroom home
- The Bayswater 4 bedroom home
- The Cornell 4 bedroom home
- The Holden 4 bedroom home
- AH Affordable Housing
- SH Show Homes
- SC Sales Centre

Discount Market Sales Homes

- The Cherwell 2 bedroom apartment
- The Chichester 2 bedroom apartment
- The Merley 2 bedroom home
- The Hillbourne 2 bedroom home
- The Stanley 3 bedroom home
- The Ingleby 4 bedroom home

BS/CS Bin Store/Cycle Store

BCP Bin Collection Point



dwh.co.uk



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WHERE QUALITY LIVES

Development layouts and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Images and development layouts are for illustrative purposes and should be used for general guidance only. Development layouts including parking arrangements, social/affordable housing, play areas and public open spaces may change to reflect changes in planning permission and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Please speak to your solicitor to whom full details of any planning consents including layout plans will be available. Canford Paddock is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.

THE WILFORD

TWO BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



Step through the front door of The Wilford and you will discover a well-designed home. The hall leads to a separate, stylishly fitted kitchen and then opens up into a spacious lounge and dining area with

French doors leading to the rear garden. Upstairs are two double bedrooms and a bathroom fitted with contemporary sanitary ware.



DAVID WILSON HOMES

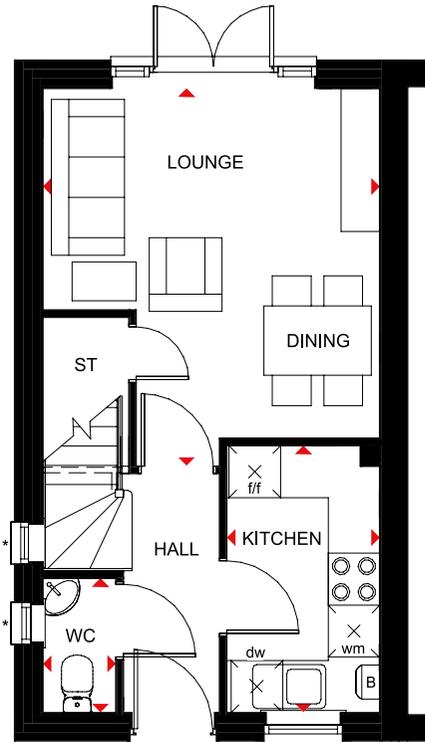
WHERE QUALITY LIVES

THE WILFORD

TWO BEDROOM HOME

Key

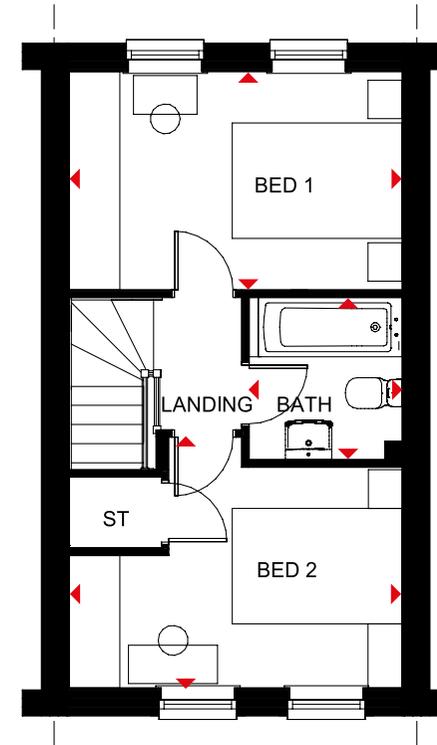
B	Boiler	wm	Washing machine space
ST	Store	dw	Dishwasher space
f/f	Fridge/freezer space	◄►	Dimension location



Ground Floor

Lounge/Dining	4362 x 3923 mm	14'4" x 12'10"
Kitchen	3083 x 1780 mm	10'1" x 5'10"
WC	1550 x 850 mm	5'1" x 2'9"

* Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.



First Floor

Bedroom 1	3926 x 2556 mm	12'11" x 8'5"
Bedroom 2	3926 x 2931 mm	12'11" x 9'7"
Bathroom	1803 x 1897 mm	5'11" x 6'3"

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THE WINCHAM

TWO BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The Wincham is an attractive first floor home that provides flexible space for modern living. The spacious open-plan lounge has a dining area while the separate kitchen has room for a breakfast table.

As well as a good-sized main bedroom, there is also a second double bedroom and a bathroom. This would make an ideal first home or one for those wishing to downsize.



DAVID WILSON HOMES

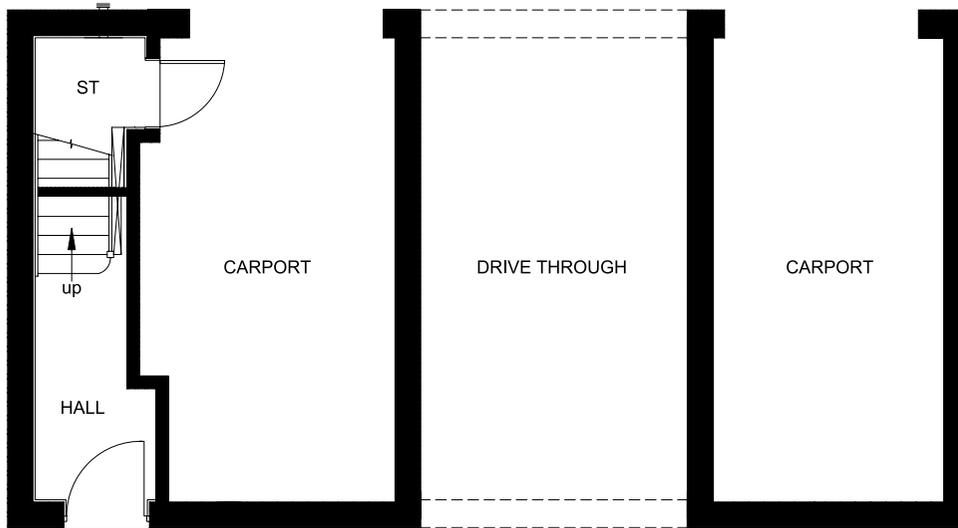
WHERE QUALITY LIVES

THE WINCHAM

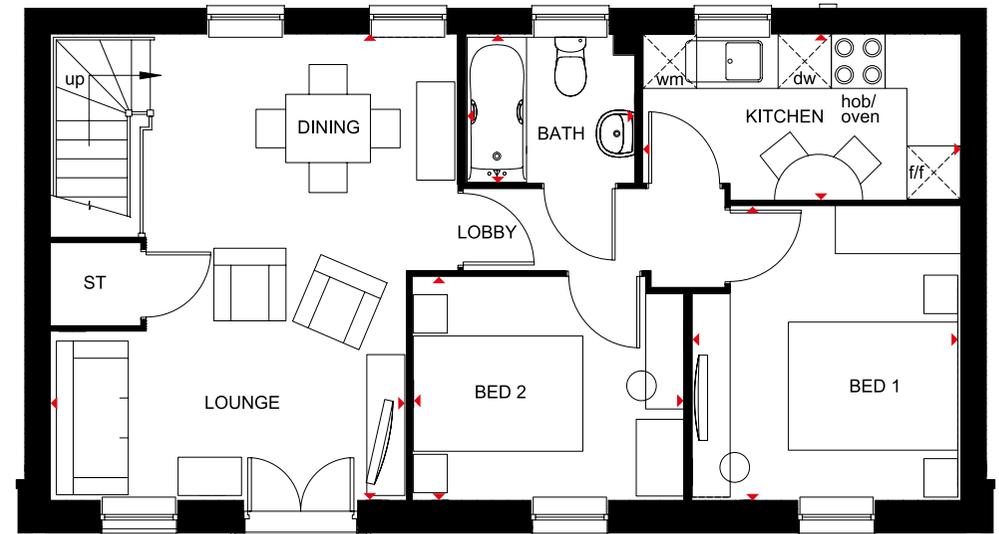
TWO BEDROOM HOME

Key

ST	Store	dw	Dishwasher space
f/f	Fridge/freezer space	◀▶	Dimension location
wm	Washing machine space		



Please refer to working drawings for plot-specific ground floor layout



First Floor

Lounge/Dining	5389 x 4764 mm	17'8" x 15'8"
Kitchen	3709 x 1897 mm	12'2" x 6'3"
Bedroom 1	3403 x 3126 mm	11'2" x 10'3"
Bedroom 2	2573 x 3185 mm	8'5" x 10'5"
Bathroom	1965 x 1699 mm	6'5" x 5'7"

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THE ARCHFORD

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The sash-style windows give the Archford home a traditional look. Inside however, the stylish open-plan kitchen and dining area is designed very much for modern living with French doors opening out onto the rear garden, creating a bright, light-filled room. A

lobby, separating the kitchen and the lounge, has stairs leading to the first floor. Here, the main bedroom has its own en suite, with a separate bathroom for the rest of the family. A further double bedroom and a single bedroom complete this attractive home.



DAVID WILSON HOMES

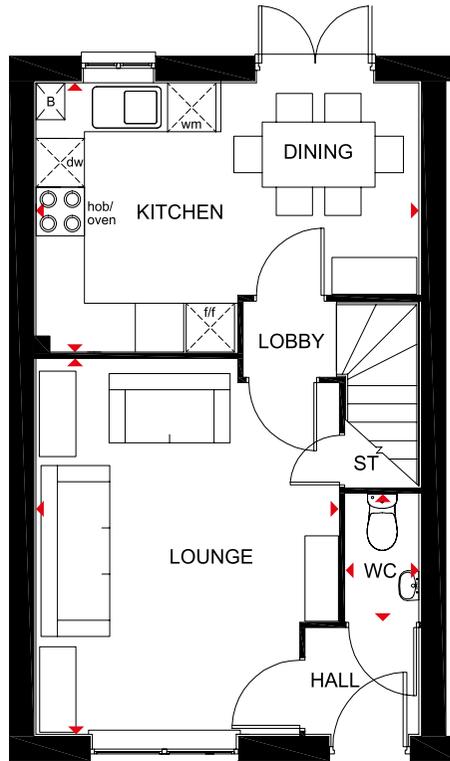
WHERE QUALITY LIVES

THE ARCHFORD

THREE BEDROOM HOME

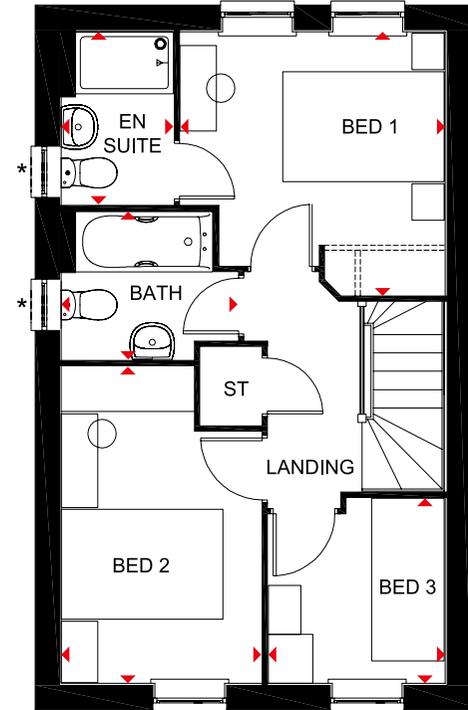
Key

ST	Store	wm	Washing machine space
B	Boiler	dw	Dishwasher space
f/f	Fridge/freezer space	◀▶	Dimension location



Ground Floor

Lounge	4604 x 3746 mm	15'1" x 12'3"
Kitchen/Dining	4750 x 3310 mm	15'7" x 10'10"
WC	1561 x 915 mm	5'1" x 3'0"



First Floor

Bedroom 1	3234 x 3276 mm	10'7" x 10'9"
En suite	1385 x 2119 mm	4'7" x 6'11"
Bedroom 2	2475 x 3891 mm	8'1" x 12'9"
Bedroom 3	2286 x 2186 mm	7'6" x 7'2"
Bathroom	1815 x 2181 mm	5'11" x 7'2"

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BDW002729/MAR23

THE HADLEY

THREE BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The sash-style windows give this detached home a delightfully traditional look. Yet inside, the open-plan kitchen – with its dining and family areas and separate utility room – is designed very much for busy, modern living. French doors to the garden

give the whole room a bright and airy feeling. The spacious dual-aspect lounge meanwhile provides the perfect place to relax. Upstairs are two double bedrooms, the large main with en suite, a single bedroom and a family bathroom.



DAVID WILSON HOMES

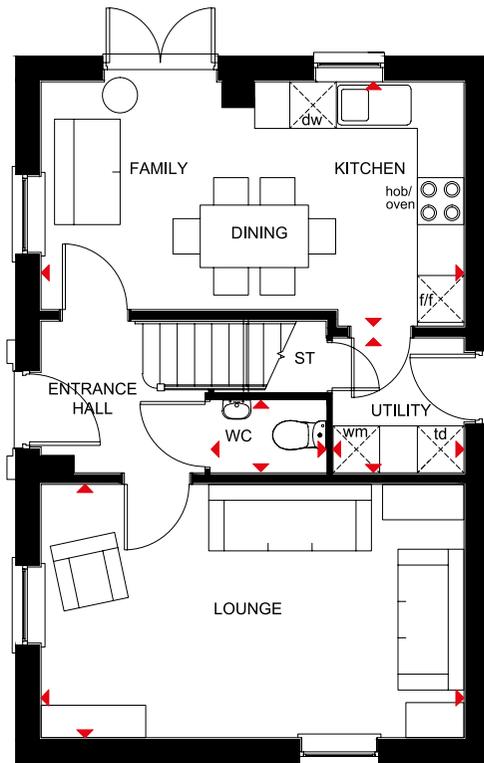
WHERE QUALITY LIVES

THE HADLEY

THREE BEDROOM DETACHED HOME

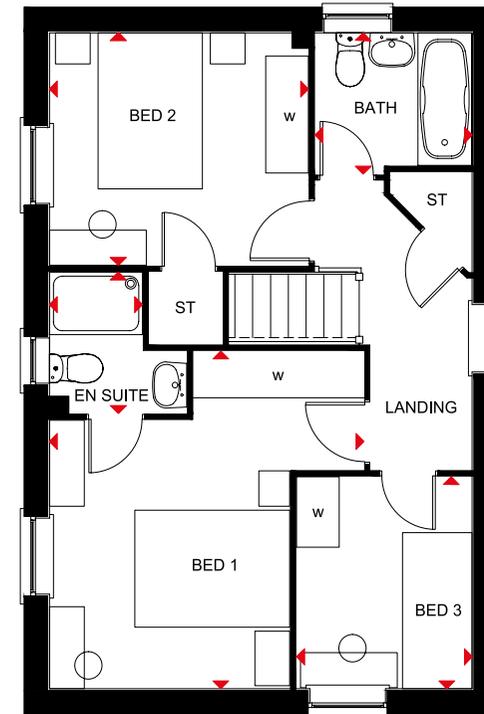
Key

ST	Store	dw	Dishwasher space
f/f	Fridge/freezer space	td	Tumble dryer space
wm	Washing machine space	◀▶	Dimension location



Ground Floor

Lounge	5455 x 3242 mm	17'11" x 10'8"
Kitchen/Family/Dining	5455 x 3131 mm	17'11" x 10'3"
Utility	1727 x 1688 mm	5'8" x 5'6"
WC	1484 x 932 mm	4'10" x 3'1"



First Floor

Bed 1	4324 x 4058 mm	14'2" x 13'3"
En suite	1806 x 1200 mm	5'11" x 3'11"
Bed 2	3341 x 2978 mm	11'3" x 9'9"
Bed 3	2713 x 2265 mm	8'11" x 7'5"
Bath	2025 x 1811 mm	6'8" x 6'0"

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THE BAYSWATER

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser

The Bayswater is beautifully designed over three floors with an intelligent use of space applied. The expansive open-plan kitchen with dining and family areas has French doors leading to the rear garden. The lounge, with an attractive bay window, is perfect for all the family to relax in. On the

first floor are two double bedrooms – one with en suite – a single bedroom and the family bathroom. The spacious main bedroom, with en suite and dressing area, takes up the entire second floor.



DAVID WILSON HOMES

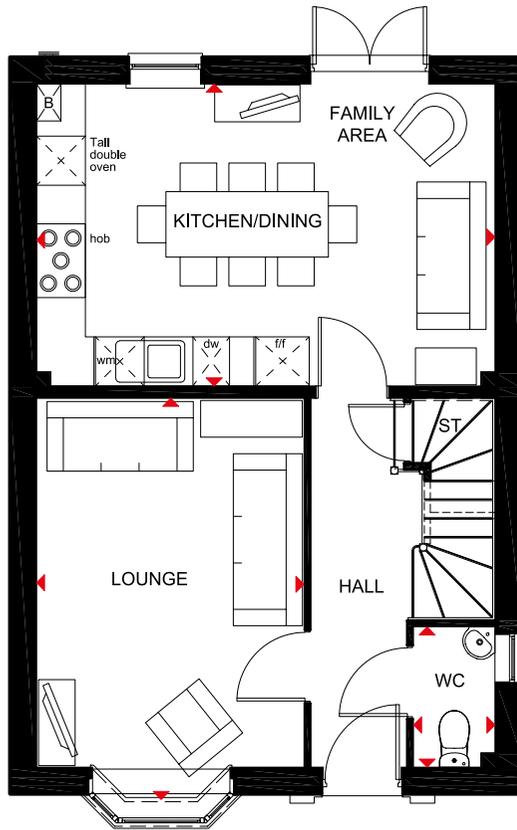
WHERE QUALITY LIVES

THE BAYSWATER

FOUR BEDROOM DETACHED HOME

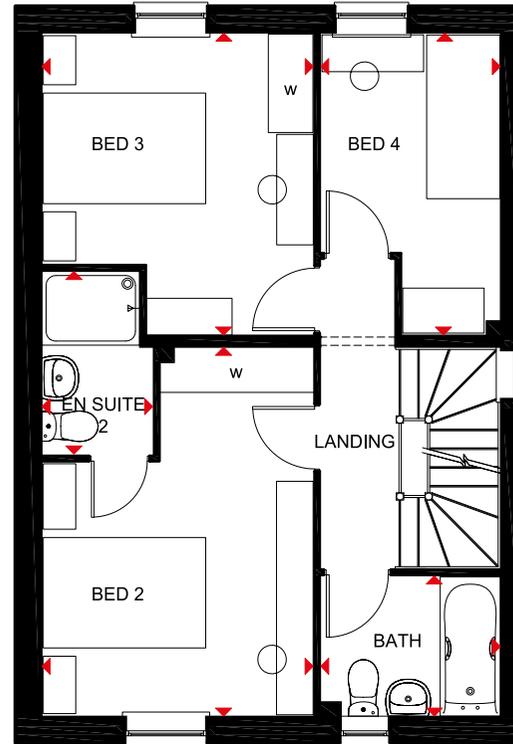
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B	Boiler	wm	Washing machine space
ST	Store	dw	Dishwasher space
f/f	Fridge/freezer space	◄►	Dimension location



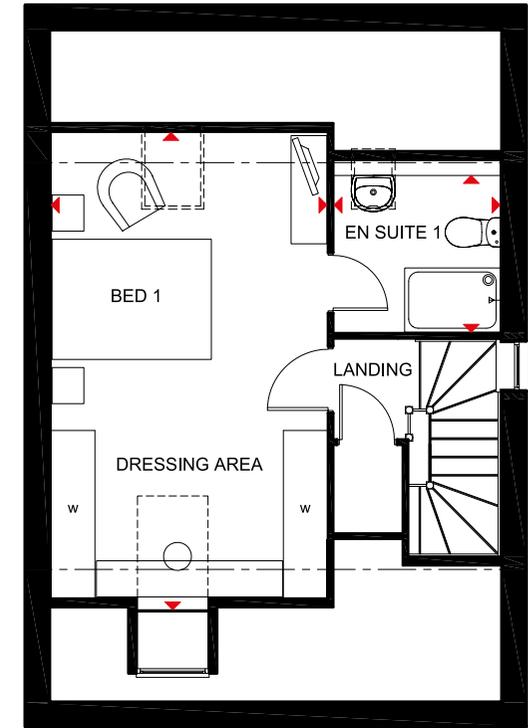
Ground Floor

Lounge	4900 x 3290 mm	16'1" x 10'10"
Kitchen/Family/ Dining	5640 x 3687 mm	18'6" x 12'1"
WC	1712 x 1000 mm	5'7" x 3'3"



First Floor

Bed 2	3336 x 4503 mm	10'11" x 14'9"
En suite 2	2229 x 1363 mm	7'4" x 4'6"
Bed 3	3338 x 3688 mm	10'11" x 12'1"
Bed 4	2210 x 3688 mm	7'3" x 12'1"
Bath	2210 x 1712 mm	7'3" x 5'7"



Second Floor

Bed 1/	5951* x 3463 mm	19'6"* x 11'4"
Dressing Area		
En suite 1	2085 x 1954* mm	6'10" x 6'5"*

*Overall floor dimension includes lowered ceiling areas

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THE CORNELL

FOUR BEDROOM HOME



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This family home has a delightfully traditional look, while inside, the large open-plan kitchen with its spacious dining and family areas is designed very much for modern living. An elegant full glazed walk-in bay with French doors gives access to the garden

and there's also a separate utility room. The bright and airy lounge, with an attractive bay window, is the perfect place to relax. Upstairs are three double bedrooms, the large main with en suite, a single bedroom and a family bathroom.



DAVID WILSON HOMES

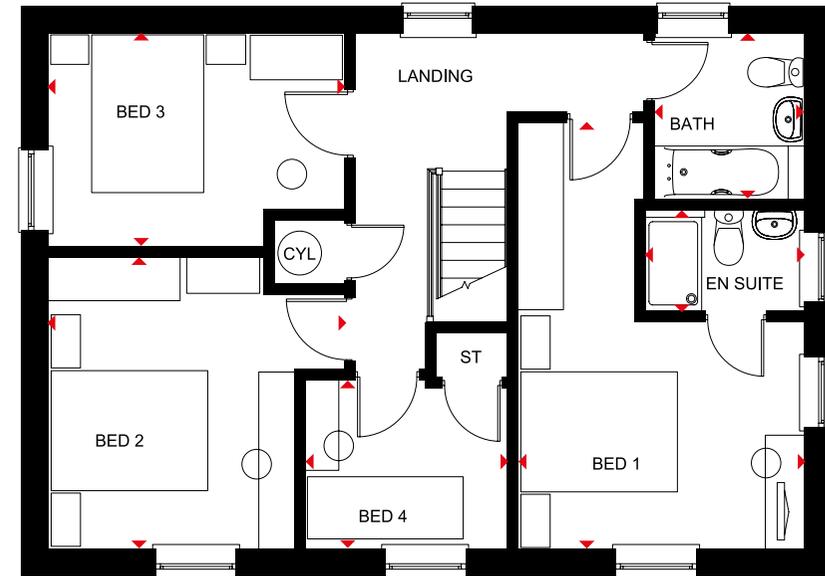
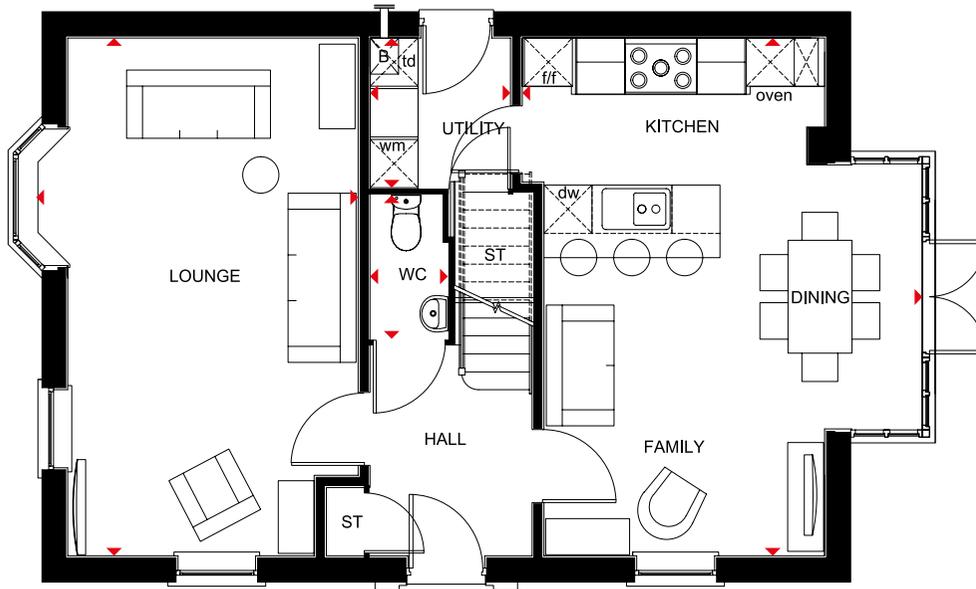
WHERE QUALITY LIVES

THE CORNELL

FOUR BEDROOM HOME

Key

B	Boiler	f/f	Fridge/freezer space	td	Tumble dryer space
ST	Store	wm	Washing machine space	◀▶	Dimension location
CYL	Cylinder	dw	Dishwasher space		



Ground Floor

Lounge	6427 x 4028 mm	21'1" x 13'2"
Kitchen/Family/Dining	6427 x 5005 mm	21'1" x 16'5"
Utility	1860 x 1754 mm	6'1" x 5'9"
WC	1786 x 971 mm	5'10" x 3'2"

First Floor

Bed 1	5388 x 3571 mm	17'8" x 11'8"
En suite	2010 x 1324 mm	6'7" x 4'4"
Bed 2	3677 x 3767 mm	12'1" x 12'4"
Bed 3	3767 x 2661 mm	12'4" x 8'9"
Bed 4	2577 x 2160 mm	8'5" x 7'1"
Bath	2062 x 1875 mm	6'9" x 6'2"

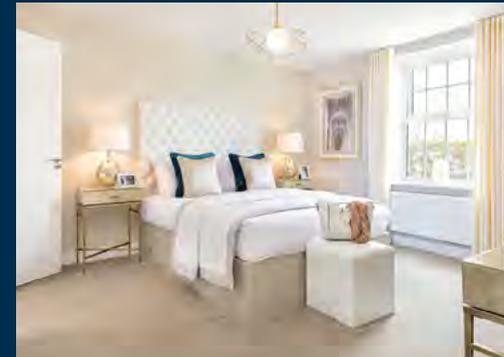
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THE HOLDEN

FOUR BEDROOM DETACHED HOME



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Sash-style windows give The Holden a charming, traditional look, yet inside it is designed very much for modern family living. A beautiful glazed bay leading to the garden makes the open-plan kitchen, family and dining areas exceptionally bright and

airy. A separate utility room also has access to the garden, while a large bay-fronted lounge and a separate study provide room to relax and work. Upstairs are three double bedrooms, the main with en suite, a single bedroom and a family bathroom.



DAVID WILSON HOMES

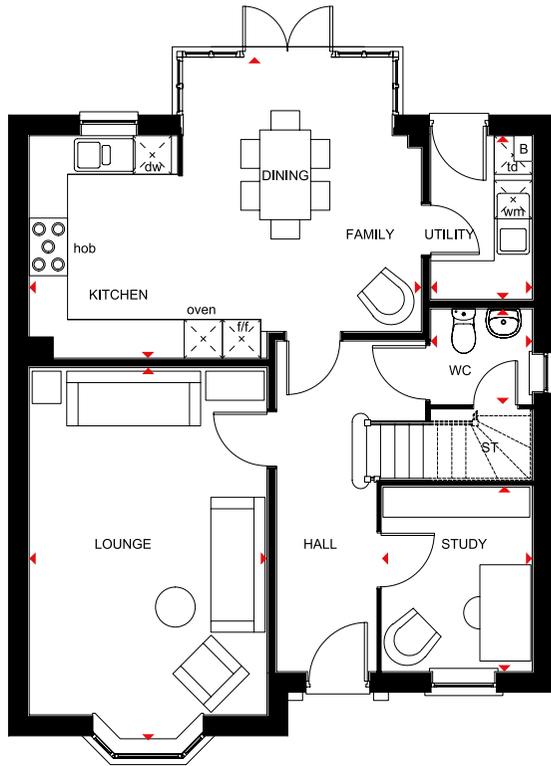
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THE HOLDEN

FOUR BEDROOM DETACHED HOME

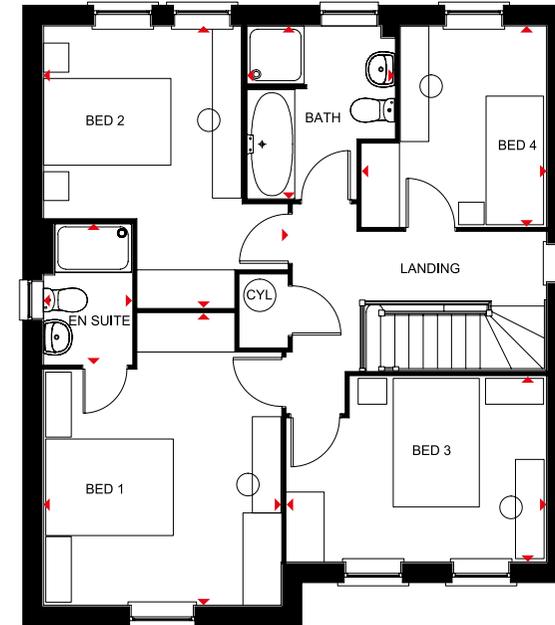
Key

B	Boiler	f/f	Fridge/freezer space	td	Tumble dryer space
ST	Store	wm	Washing machine space	◀▶	Dimension location
CYL	Cylinder	dw	Dishwasher space		



Ground Floor

Lounge	5802 x 3728 mm	19'0" x 12'3"
Kitchen/Family/Dining	6147 x 4685 mm	20'2" x 15'4"
Study	2886 x 2361 mm	9'6" x 7'9"
Utility	2545 x 1593 mm	8'4" x 5'3"
WC	1506 x 1593 mm	4'11" x 5'3"



First Floor

Bed 1	4543 x 3728 mm	14'11" x 12'3"
En suite	2190 x 1390 mm	7'2" x 4'7"
Bed 2	4384 x 3841 mm	14'4" x 12'7"
Bed 3	4073 x 2886 mm	13'4" x 9'5"
Bed 4	3120 x 2893 mm	10'3" x 9'6"
Bath	2689 x 2316 mm	8'10" x 7'7"

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THE CHICHESTER

TWO BEDROOM STARTER APARTMENT



Individual plots may vary, please speak to the Sales Adviser



The Chichester apartments look traditional on the outside, with an impressive colonnaded main entrance and sash-style windows, yet conceal a bright and flexible space inside, designed for modern living. Including a stylish, open-plan kitchen, dining area and lounge, the apartments have an

attractive bay window on the ground floor, and Juliet balcony on the first and second floors. Two double bedrooms, a full-sized bathroom and a utility cupboard make these apartments both practical and desirable.



DAVID WILSON HOMES

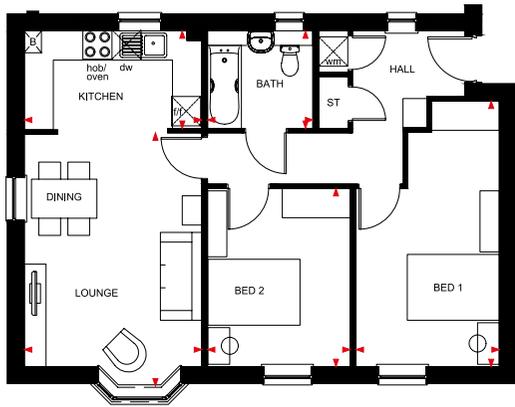
WHERE QUALITY LIVES

THE CHICHESTER

TWO BEDROOM STARTER APARTMENT

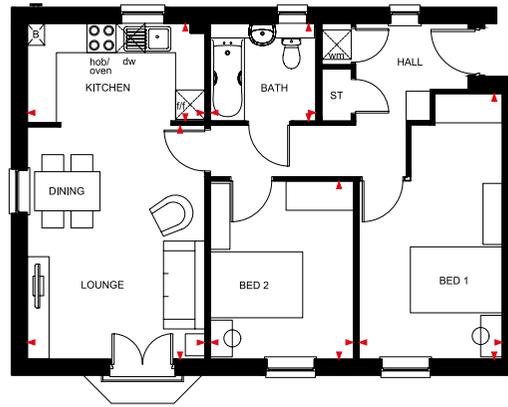
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f/f	Fridge/freezer space	◀▶	Dimension location



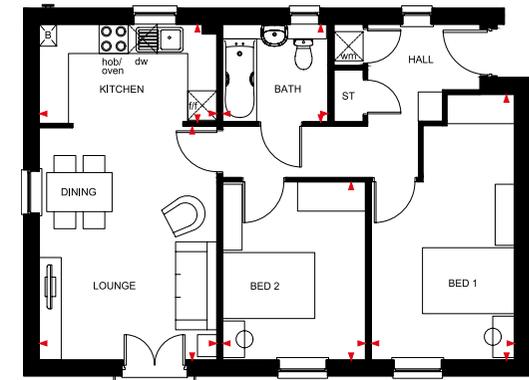
Ground Floor Plots 212, 227, 243 & 262

Kitchen	3660 x 2000 mm	12'0" x 6'7"
Lounge/Dining	3660 x 5186 mm	12'0" x 17'0"
Bedroom 1	2957 x 5441 mm	9'8" x 17'10"
Bedroom 2	2946 x 3650 mm	9'8" x 12'0"
Bathroom	2175 x 2000 mm	7'2" x 6'7"



First Floor Plots 214, 229, 245 & 264

Kitchen	3660 x 2000 mm	12'0" x 6'7"
Lounge/Dining	3660 x 4790 mm	12'0" x 15'9"
Bedroom 1	2957 x 5441 mm	9'8" x 17'10"
Bedroom 2	2946 x 3650 mm	9'8" x 12'0"
Bathroom	2175 x 2000 mm	7'2" x 6'7"



Second Floor Plots 216, 231, 247 & 266

Kitchen	3660 x 2000 mm	12'0" x 6'7"
Lounge/Dining	3660 x 4790 mm	12'0" x 15'9"
Bedroom 1	2957 x 5441 mm	9'8" x 17'10"
Bedroom 2	2946 x 3650 mm	9'8" x 12'0"
Bathroom	2175 x 2000 mm	7'2" x 6'7"

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THE MERLEY

TWO BEDROOM STARTER HOME*



Individual plots may vary, please speak to the Sales Adviser

Step through the front door of The Merley and you will discover a well-designed home. The hall leads to a separate, stylishly fitted kitchen and then opens up into a spacious lounge and dining area with

French doors leading to the rear garden. Upstairs are two double bedrooms and a bathroom fitted with contemporary sanitary ware.



DAVID WILSON HOMES

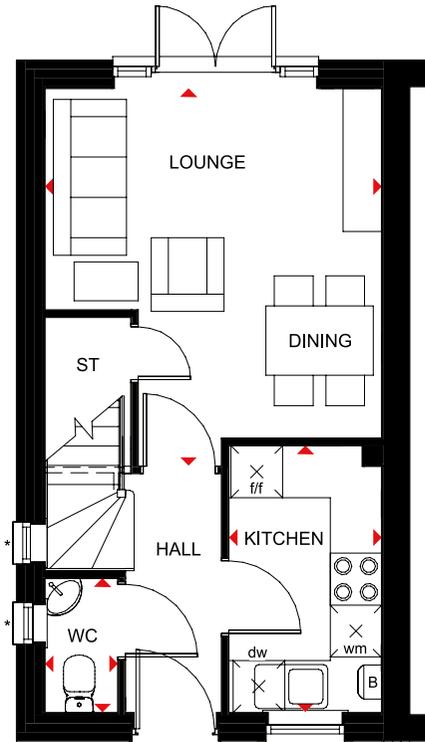
WHERE QUALITY LIVES

THE MERLEY

TWO BEDROOM STARTER HOME*

Key

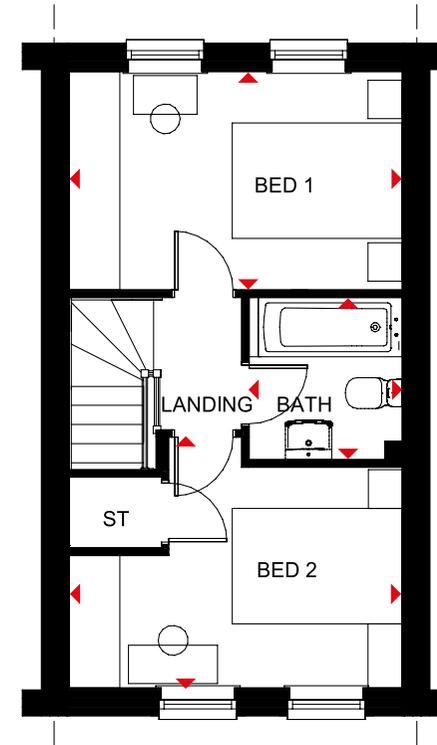
B	Boiler	wm	Washing machine space
ST	Store	dw	Dishwasher space
f/f	Fridge/freezer space	◄►	Dimension location



Ground Floor

Lounge/Dining	4362 x 3923 mm	14'4" x 12'10"
Kitchen	3083 x 1780 mm	10'1" x 5'10"
WC	1550 x 850 mm	5'1" x 2'9"

* Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.



First Floor

Bedroom 1	3926 x 2556 mm	12'11" x 8'5"
Bedroom 2	3926 x 2931 mm	12'11" x 9'7"
Bathroom	1803 x 1897 mm	5'11" x 6'3"

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THE HILLBOURNE

TWO BEDROOM STARTER HOME*



Individual plots may vary, please speak to the Sales Adviser

The Hillbourne is an attractive, first-floor home that provides flexible space for modern living. The spacious, open-plan lounge has a dining area while the separate kitchen has room for a breakfast table.

As well as a good-sized main bedroom, there is also a second double bedroom and a bathroom. This would make an ideal first home or one for those wishing to downsize.



DAVID WILSON HOMES

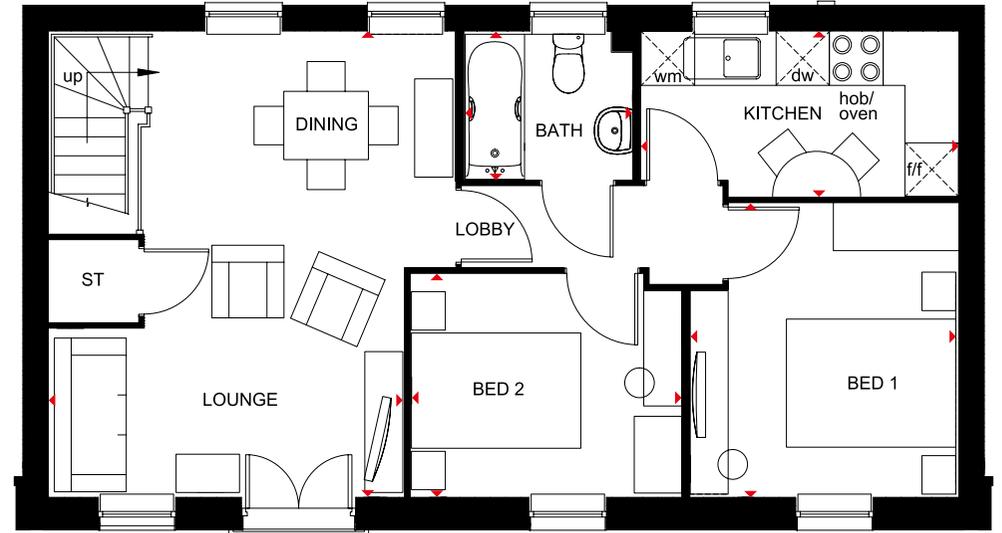
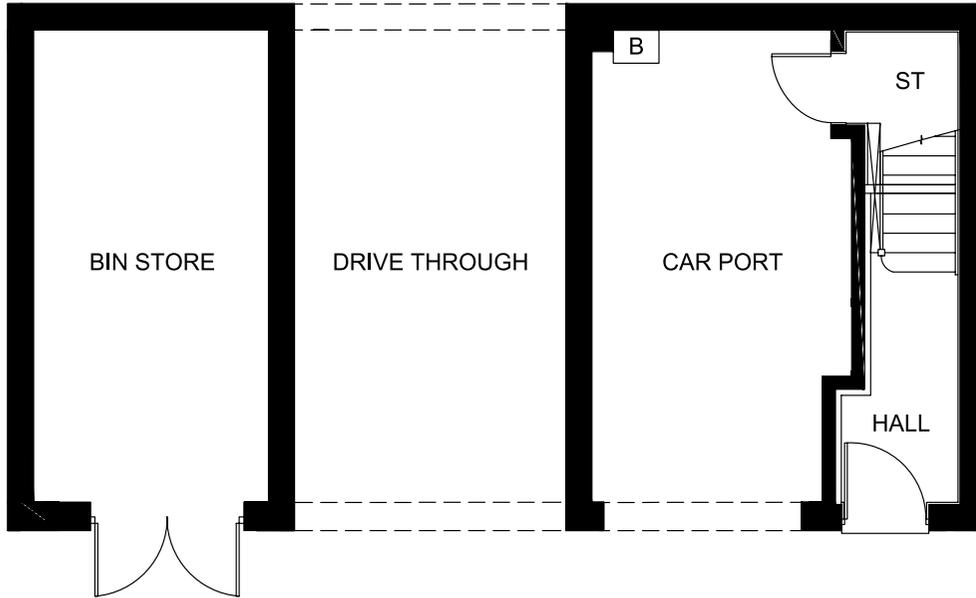
WHERE QUALITY LIVES

THE HILLBOURNE

TWO BEDROOM STARTER HOME*

Key

B	Boiler	wm	Washing machine space
ST	Store	dw	Dishwasher space
f/f	Fridge/freezer space	◀▶	Dimension location



Please refer to working drawings for ground floor plot-specific configuration.

First Floor

Lounge/Dining	5389 x 4764 mm	17'8" x 15'8"
Kitchen	3709 x 1897 mm	12'2" x 6'3"
Bedroom 1	3403 x 3126 mm	11'2" x 10'3"
Bedroom 2	2573 x 3185 mm	8'5" x 10'5"
Bathroom	1965 x 1699 mm	6'5" x 5'7"

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THE CHERWELL

TWO BEDROOM STARTER HOME*



Individual plots may vary, please speak to the Sales Adviser



The Cherwell apartments look traditional on the outside, with an impressive colonnaded main entrance and sash-style windows, yet conceal a bright and flexible space inside, designed for modern living. Including a stylish, open-plan kitchen, dining area

and lounge, the apartments have an attractive bay window on the ground floor, and Juliet balcony on the first and second floors. Two double bedrooms, a full-sized bathroom and a utility cupboard make these apartments both practical and desirable.



DAVID WILSON HOMES

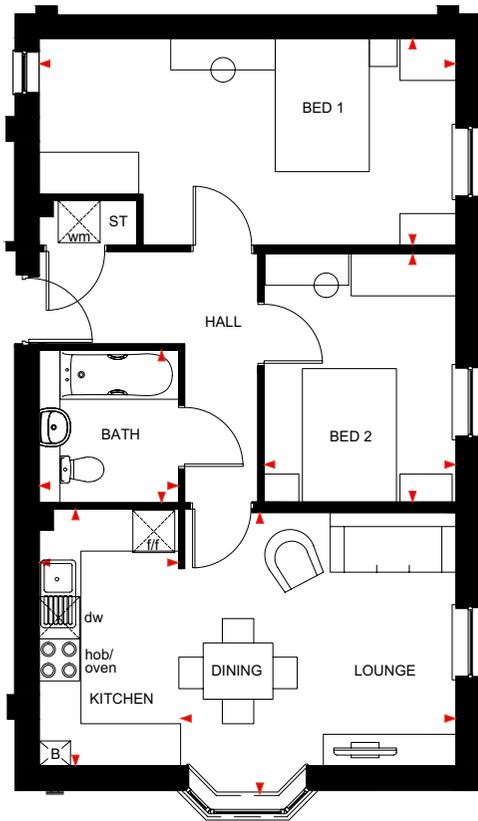
WHERE QUALITY LIVES

THE CHERWELL

TWO BEDROOM STARTER HOME*

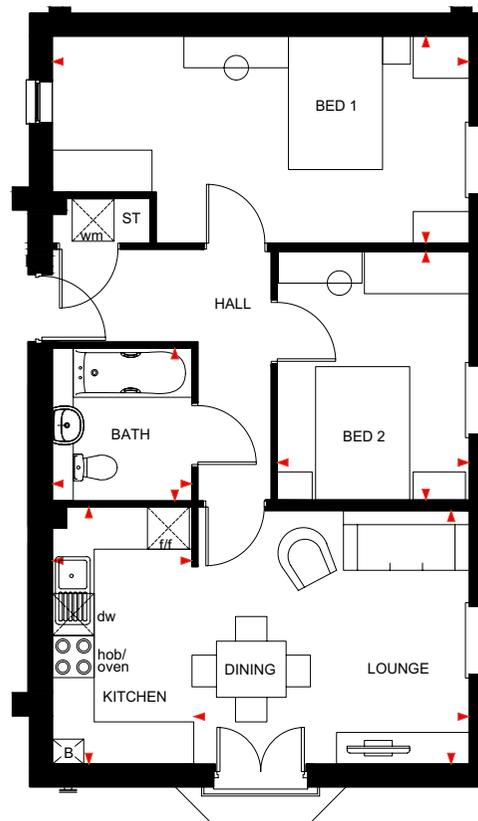
Key

B	Boiler	wm	Washing machine space
ST	Store	dw	Dishwasher space
f/f	Fridge/freezer space	◀▶	Dimension location



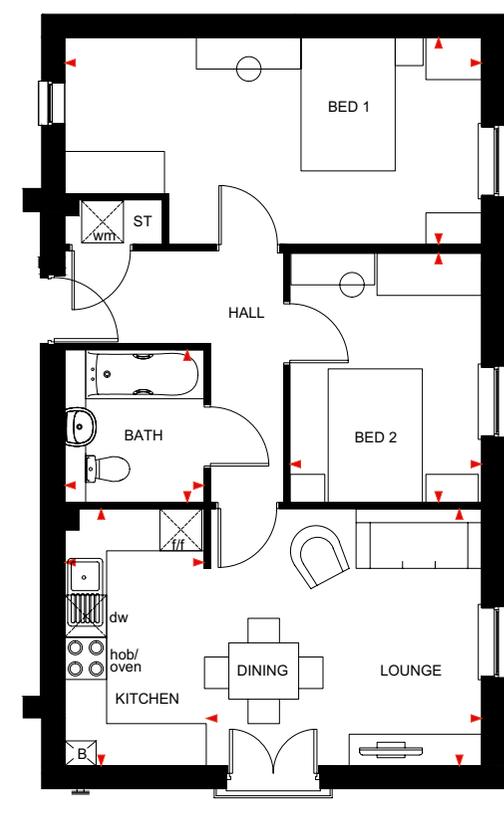
Ground Floor Plots 213, 228, 244 & 263

Kitchen	2000 x 3660 mm	6'7" x 12'0"
Lounge/Dining	3948 x 4007 mm	12'11" x 13'2"
Bedroom 1	5978 x 2947 mm	19'7" x 9'8"
Bedroom 2	2751 x 3538 mm	9'0" x 11'7"
Bathroom	2000 x 2175 mm	6'7" x 7'2"



First Floor Plots 215, 230, 246 & 265

Kitchen	2000 x 3660 mm	6'7" x 12'0"
Lounge/Dining	3948 x 3610 mm	12'11" x 11'10"
Bedroom 1	5978 x 2947 mm	19'7" x 9'8"
Bedroom 2	2751 x 3538 mm	9'0" x 11'7"
Bathroom	2000 x 2175 mm	6'7" x 7'2"



Second Floor Plots 217, 232, 248 & 267

Kitchen	2000 x 3660 mm	6'7" x 12'0"
Lounge/Dining	3948 x 3660 mm	12'11" x 12'0"
Bedroom 1	5978 x 2947 mm	19'7" x 9'8"
Bedroom 2	2751 x 3549 mm	9'0" x 11'8"
Bathroom	2000 x 2175 mm	6'7" x 7'2"

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THE STANLEY

THREE BEDROOM STARTER HOME*



Individual plots may vary, please speak to the Sales Adviser



The sash-style windows give the Stanley home a traditional look. Inside however, the stylish open-plan kitchen and dining area is designed very much for modern living with French doors opening out onto

the rear garden, creating a bright, light-filled room. A lobby, separating the kitchen and the lounge, has stairs leading to the first floor. There are two double bedrooms, one single bedroom and a family bathroom.



DAVID WILSON HOMES

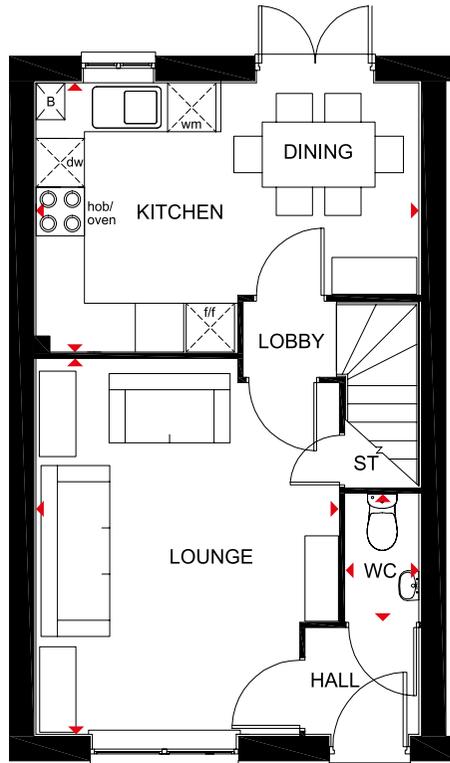
WHERE QUALITY LIVES

THE STANLEY

THREE BEDROOM STARTER HOME*

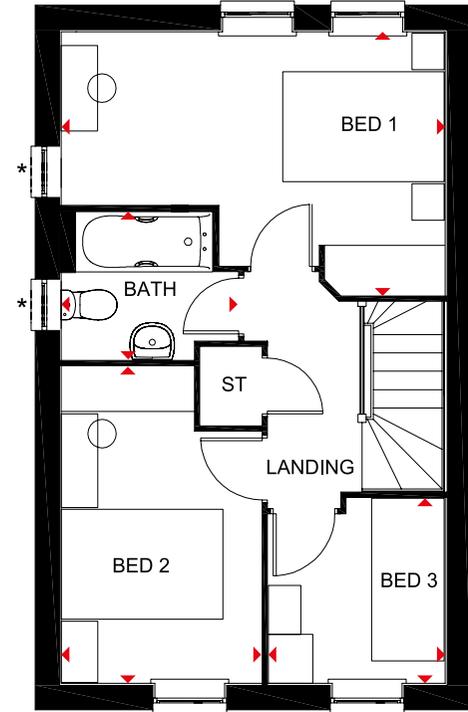
Key

ST	Store	wm	Washing machine space
B	Boiler	dw	Dishwasher space
f/f	Fridge/freezer space	◀▶	Dimension location



Ground Floor

Lounge	4604 x 3746 mm	15'1" x 12'3"
Kitchen/Dining	4750 x 3310 mm	15'7" x 10'10"
WC	1561 x 915 mm	5'1" x 3'0"



First Floor

Bedroom 1	4740 x 3234 mm	15'7" x 10'7"
Bedroom 2	2476 x 3892 mm	8'1" x 12'9"
Bedroom 3	2176 x 2286 mm	7'2" x 7'6"
Bathroom	2182 x 1816 mm	7'2" x 5'11"

*Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.

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THE BROADSTONE

THREE BEDROOM STARTER HOME*



Individual plots may vary, please speak to the Sales Adviser



The sash-style windows give this detached home a delightfully traditional look. Yet inside, the open-plan kitchen – with its dining and family areas and separate utility room – is designed very much for busy, modern living.

French doors to the garden give the whole room a bright and airy feeling. The spacious dual-aspect lounge meanwhile provides the perfect place to relax. Upstairs are two double bedrooms, a single bedroom and a family bathroom.



DAVID WILSON HOMES

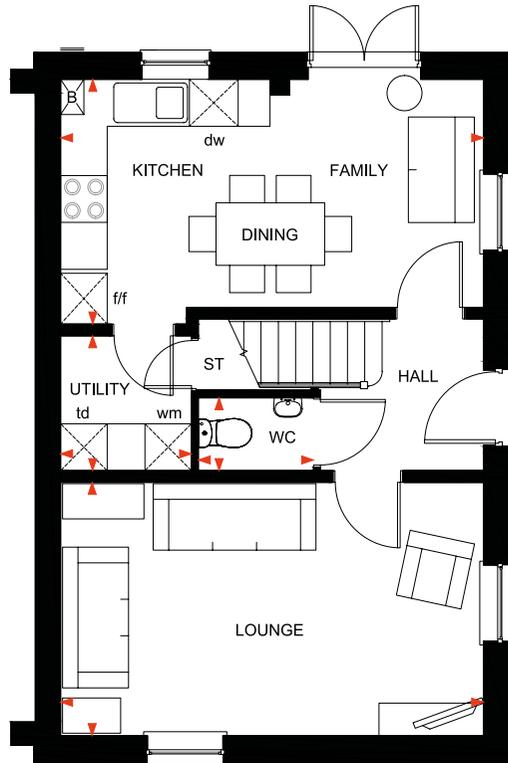
WHERE QUALITY LIVES

THE BROADSTONE

THREE BEDROOM STARTER HOME*

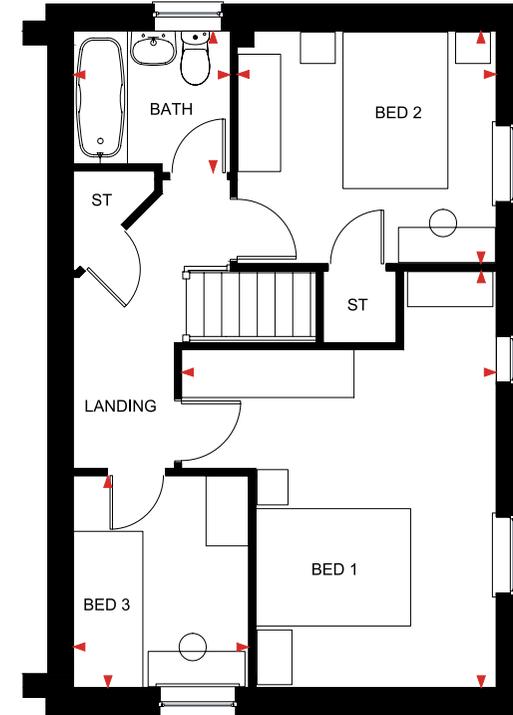
Key

ST	Store	dw	Dishwasher space
f/f	Fridge/freezer space	td	Tumble dryer space
wm	Washing machine space	◀▶	Dimension location



Ground Floor

Lounge	5455 x 3242 mm	17'11" x 10'8"
Kitchen/Family/Dining	5455 x 3131 mm	17'11" x 10'3"
Utility	1727 x 1688 mm	5'8" x 5'6"
WC	1484 x 932 mm	4'10" x 3'1"



First Floor

Bed 1	4059 x 5334 mm	13'4" x 17'6"
Bed 2	3342 x 2979 mm	11'0" x 9'9"
Bed 3	2266 x 2713 mm	7'5" x 8'11"
Bath	2026 x 1812 mm	6'8" x 5'1"

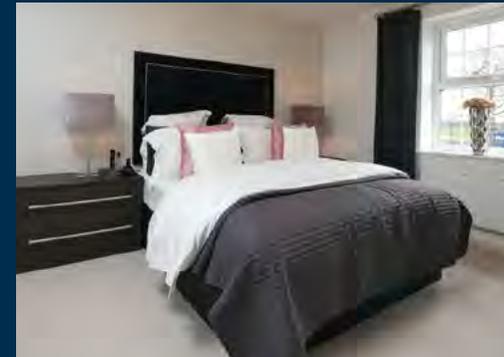
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THE INGLEBY

FOUR BEDROOM STARTER HOME*



Individual plots may vary, please speak to the Sales Adviser



The sash-style windows of this family home give it a delightfully traditional feel, while inside, the large open-plan kitchen with its dining and family areas is designed very much for modern living. Essential utility space is discreetly tucked away in a

corner of the kitchen and French doors give access to the rear garden. The separate lounge provides a comfortable haven where everyone can relax. Upstairs are two double bedrooms, two single bedrooms and a family bathroom.



DAVID WILSON HOMES

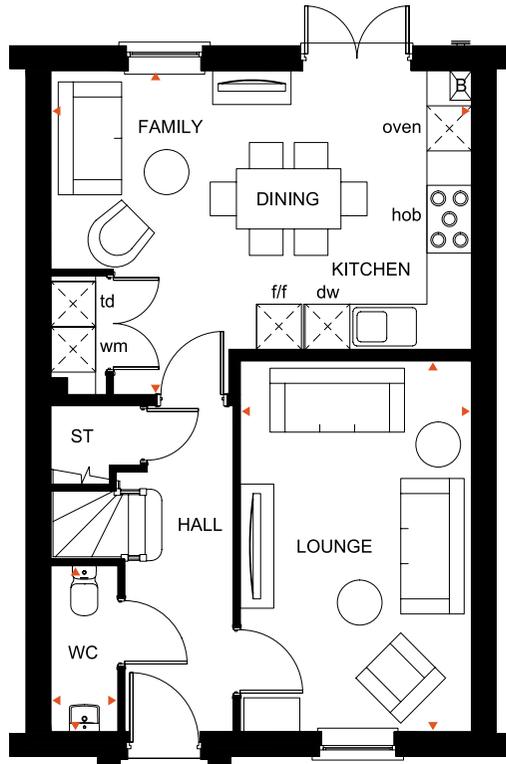
WHERE QUALITY LIVES

THE INGLEBY

FOUR BEDROOM STARTER HOME*

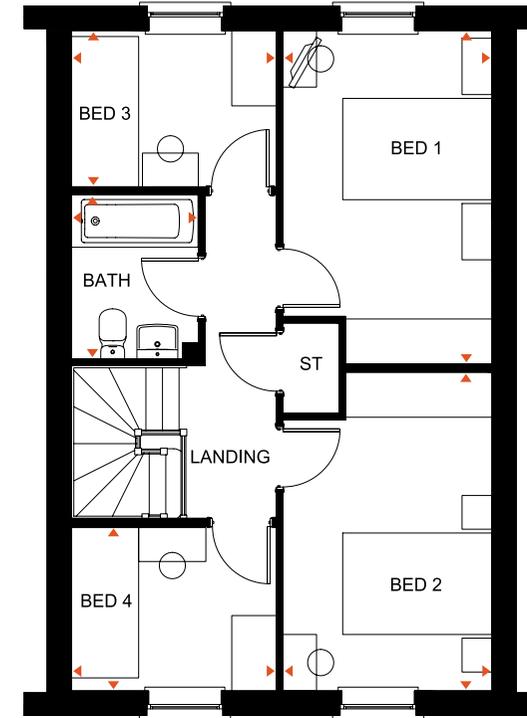
Key

B	Boiler	wm	Washing machine space	◀▶	Dimension location
ST	Store	dw	Dishwasher space		
f/f	Fridge/freezer space	td	Tumble dryer space		



Ground Floor

Kitchen/Family/Dining	5637 x 4308 mm	18'6" x 14'2"
Lounge	3100 x 4933 mm	10'2" x 16'2"
WC	903 x 2208 mm	3'0" x 7'3"



First Floor

Bedroom 1	2803 x 4439 mm	9'2" x 14'7"
Bedroom 2	2800 x 4244 mm	9'2" x 13'11"
Bedroom 3	2750 x 2080 mm	9'0" x 6'10"
Bedroom 4	2750 x 2188 mm	9'0" x 7'2"
Bathroom	1703 x 2181 mm	5'7" x 7'2"

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YOUR BEAUTIFUL

— NEW HOME COMES WITH PEACE OF MIND —

David Wilson Homes has been crafting beautiful new homes since 1958. Our decades of experience and unrelenting commitment to excellences means that over 90% of our homeowners would recommend us to a friend, which is why we've been awarded 5 Stars[^] by the Home Builders Federation every year since 2010. What's more, our homes come with an NHBC Buildmark Warranty which gives you a 10 year structural warranty and a 2 year fixtures and fittings warranty** as standard. You're always safe in the knowledge that you can buy one of our new homes with confidence.

WHAT DOES YOUR WARRANTY COVER?

- Central heating system plus any fires
- Hot and cold plumbing system
- Appliances
- Kitchen units
- Electrical system
- Sanitary ware taps and shower doors
- Windows
- External and interiors doors
- Ironmongery
- Renewable energy installation (if fitted)
- Internal/external drainage system
- Boundary brick walls
- Driveway
- 24-hour emergency cover for 2 years
- An NHBC 10 year Buildmark Warranty means we have complied with the NHBC Standards which set out the technical requirements for design, materials and workmanship in new home construction. This is just one of the added benefits of buying a new home.

WARRANTY EXCLUSIONS

While your warranty includes most elements, certain aspects cannot be covered including:

- Garden landscaping
- Fences
- Wear and tear
- Your own alterations
- Registered Social Landlord Homes
- Carpets and floor coverings
- Failure to maintain
- Wilful damage



*"We" and "us" refer to the Barratt Developments PLC Group brands. **First 2 years covered by Builder Warranty & NHBC Guarantee or similar. Years 3-10 covered by NHBC insurance or similar. Full exclusions and limitations can be found on the NHBC website. Available on virtually all of our developments. Images may include optional upgrades at additional cost. All information in this document is correct to the best of our knowledge at the time of going to print. ^We* are the only major national house builder to be awarded this key industry award 11 years running Calls to 03 numbers are charged at the same rate as dialling an 01 or 02 number. If your fixed line or mobile service has inclusive minutes to 01/02 numbers, then calls to 03 are counted as part of this inclusive call volume. Non-BT customers and mobile phone users should contact their service providers for information about the cost of calls 0333 355 8494.

NEW HOMES

Quality Code



Housebuilders and developers who build new homes will be expected to register with the [New Homes Quality Board](#) (NHQB). As long as a house-builder or developer has followed the correct registration process, including completing the necessary training, introducing a complaints procedure, and following other processes and procedures that are needed to meet the requirements of this New Homes Quality Code (the code), they will become a registered developer.

Registered developers agree to follow the code and the New Homes Ombudsman Service, including accepting the decisions of the New Homes Ombudsman in relation to dealings with customers. If a registered developer does not meet the required standards, or fails to accept and act in line with the decisions of the New Homes Ombudsman, they may have action taken against them, including being removed from the register of registered developers.

The code sets out the requirements that registered developers must meet. The code may be updated from time to time to reflect changes to industry best practice as well as the decisions of the New Homes Ombudsman Service.

All homes built by registered developers must meet building-safety and other regulations. All registered developers should aim to make sure there are no snags or defects in their properties before the keys are handed over to a customer. If there are any snags or defects, these should be put right within the agreed timescales.

What the code covers

For the purposes of this code, 'customer' means a person who is buying or intends to buy a new home which they will live in or give to another person. (If a new home is being bought in joint names, 'the customer' includes all the joint customers.) However, the New Homes Quality

Board have also started work to consider other groups of customers and what they should be able to expect from a new home. This includes shared owners and people who are buying a new home to let to other people. Any changes the New Homes Quality Board make to the code to reflect the needs of other groups of customers will be developed through consultation, and they will continually assess and review the effectiveness of the code, and any new laws or regulations that apply. Other areas which are not covered by the code are claims for loss of property value or blight (where a property falls in value or becomes difficult to sell because of major public work in the area), personal injury or claims that are not covered by the scheme rules of the New Homes Ombudsman Service.



Nothing in this code affects any other rights the customer has by law and does not replace any legislation that applies to the new home. Customers do not have to make a complaint to the New Homes Ombudsman Service if they are not satisfied with a matter that is covered by the code. They may decide to take other action, such as through the civil courts or other ombudsman or regulator. We are on the New Homes Quality Code register of registered developers. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. All images used are for illustrative purposes. These and the dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Adviser in respect of individual properties. We give maximum dimensions within each room which includes areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.

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